

GEARINGER, SELENA A
ROY, PATRICK S
589 MIDDLE RD
WATERBORO ME 04087

B17606P256 B17985P13 B18111P866

Previous Owner
THE TRUMAN CORPORATION D/B/A TURN KEY HOMES OF
698 MAIN STREET

OXFORD ME 04270
Sale Date: 11/27/2019

Previous Owner
BUSBY MICHAEL STEVEN
94 WEST STREET

BIDDEFORD ME 04005
Sale Date: 6/28/2019

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
18.0502 - split from 006-036 -sb
23.0316 - added 30x30 garage - ww

Waterboro

Property Data			Assessment Record						
Neighborhood 65 MIDDLE RD			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2019	68,500	0	0	68,500		
1ST MORTGAGE 0			2020	68,500	0	0	68,500		
2ND MORTGAGE 0			2021	91,700	136,200	0	227,900		
Zone/Land Use 33 Forest/Agricultural..			2022	100,100	149,800	0	249,900		
Secondary Zone			2023	110,100	166,100	0	276,200		
Topography 2 Rolling			2024	123,400	214,100	0	337,500		
1.Level 4.Below St 7.Steep			2025	150,200	289,800	0	440,000		
2.Rolling 5.Low 8.Wet									
3.Above St 6.Swampy 9.Lev/Roll									
Utilities 9 No Water/No Sewer									
1.Public 4.Improve 7.Improve									
2.Water 5.Improve 8.									
3.Sewer 6.Improve 9.None									
Street 1 Paved									
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 11/27/2019			14.Rear Land				%		3.Topography
Price 231,193			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.			Square Foot		Square Feet				6.Restriction
2.L & B 5.Other 8.			16.Regular Lot				%		7.Open Space
3.Building 6. 9.			17.Secondary Lot				%		8.View/Environ
Financing 9 Unknown			18.Excess Land				%		9.Fract Share
1.Convent 4.Seller 7.			19.Condominium				%		Acres
2.FHA/VA 5.Private 8.			20.Pavement				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown							%		31.Tillable/Horti
Validity 1 Arms Length Sale			Fract. Acre		Acreege/Sites				32.Pasture
1.Valid 4.Split 7.Renovate			21.Homesite (Frac	21		5.00	100 %	0	33.Orchard
2.Related 5.Partial 8.Other			22.Vacant Lot (Fr	26		15.62	100 %	0	34.Frontage
3.Distress 6.Exempt 9.			23.Non Conforming				%		35.Triangular Lot
Verified 5 Public Record			Acres				%		36.Commercial
1.Buyer 4.Agent 7.Family			24.Excess (5-10)				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			25.Excess (10+)				%		38.Mixed Wood
3.Lender 6.MLS 9.			26.Excess				%		39.Hardwood
			27.Rear (1-100)				%		40.Wasteland
			28.Rear (101-150)				%		41.Gravel Pit (Ac
			29.Rear (151-200)				%		42.Mobile Home Si
			Total Acreage		20.62				43.Condo Site
									44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

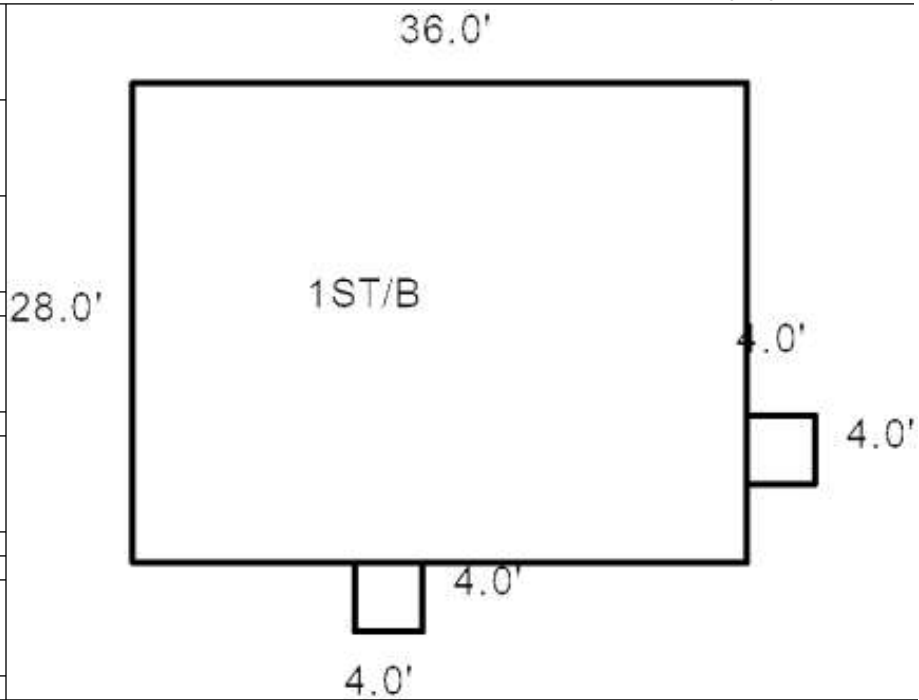
Map Lot 006-036-001

Account 5174

Location 589 MIDDLE ROAD

Card 1 Of 1 9/23/2024

Building Style	1 Conventional			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL 0			2.Inadeq	5.	8.		
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWBB	5.FWA	9.No Heat	Attic	0			
Dwelling Units 1				2.HWCI	6.GravWA 10.			1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 0				3.HWRAD	7.Electric 11.			2.1/2 Fin	5.FI/Stair 8.		
Stories 1 One Story				4.Steam	8.FI/WallM 12.			3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 9 None			
2.2	5.1.75	8.		1.Refrig	4.W&C Air 7.			1.Full	4.Minimal 7.		
3.3	6.2.50	9.		2.Evapor	5. 8.			2.Heavy	5.Unk 8.		
Exterior Walls 8 Aluminum/Vinyl				3.H Pump	6. 9.None			3.Capped	6. 9.None		
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete 7.			Grade & Factor 4 Good 100%			
2.Wd Sh	6.Br/St	11.		2.Typical	5. 8.			1.E Grade	4.B Grade	7.AAA Grad	
3.Compos.	7.Nov	12.		3.Old Type	6. 9.None			2.D Grade	5.A Grade 8.		
Roof Surface 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit 7.			1.Modern	4.Obsolete 7.			SQFT (Footprint) 1008			
2.Slate	5.Wood	8.		2.Typical	5. 8.			Condition 8 Excellent			
3.Metal	6.Other 9.			3.Old Type	6. 9.None			1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms 5			2.Fair 5.Avg+ 8.Exc				
OPEN-3- 0				# Bedrooms 3			3.Avg- 6.Good 9.Same				
OPEN-4- 0				# Full Baths 2			Phys. % Good 0%				
Year Built 2019				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 1 Concrete				# Fireplaces 0			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.		<div style="display: flex; align-items: center; justify-content: center;"> <div style="background-color: #2e7d32; color: white; padding: 10px 20px; font-size: 2em; font-weight: bold; margin-right: 10px;">T</div> <div style="font-size: 2em; font-weight: bold;">TRIO</div> </div>							
2.C Block	5.Slab	8.									
3.Br/Stone	6.Prs/Post 9.										
Basement 0											
1.1/4 Bmt	4.Full Bmt	7.									
2.1/2 Bmt	5.None 8.										
3.3/4 Bmt	6. 9.None										
Bsmt Gar # Cars 0											
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									
Date Inspected											



Additions, Outbuildings & Improvements									
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value		
68 Wood Deck	0	16	0 0	0	0	% 0	%	1.One Story Fram	
68 Wood Deck	0	16	0 0	0	0	% 0	%	2.Two Story Fram	
23 Frame Garage	2023	900	3 100	4	0	% 100	%	3.Three Story Fr	
						%	%	4.1 & 1/2 Story	
						%	%	5.1 & 3/4 Story	
						%	%	6.2 & 1/2 Story	
						%	%	21.Open Frame Por	
						%	%	22.Encl Frame Por	
						%	%	23.Frame Garage	
						%	%	24.Frame Shed	
						%	%	25.Frame Bay Wind	
						%	%	26.1SFr Overhang	
						%	%	27.Unfin Basement	
						%	%	28.Unfinished Att	
						%	%	29.Finished Attic	